STACK ANNEX
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John Burns

CITY OF LIVERPOOL

DEUS NOBIS HÆC OTIA FECIT

THE VISIT OF THE RIGHT HONOURABLE JOHN BURNS M.P.



VIEW OF BAND STAND & SHELTER IN GARDEN

DWELLINGS: BEVINGTON ST. AREA.

PROGRAMME

OF

PROCEEDINGS: NOVEMBER 12TH 1910

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John Burns

PROGRAMME

Of the Ceremony of LAYING the FOUNDATION STONE of the WORKMEN'S DWELLINGS, Bevington Street Area, by . . . . . Right Hon. JOHN BURNS, M.P. (President of the Local Government Board), on Saturday, November 12th, 1910.



MAP SHEWING PORTION OF NORTH END OF CITY.

Existing Dwellings coloured Black. Proposed Dwellings coloured Red.

Order of Ceremony.

12.0 noon—

The Right Hon. THE LORD MAYOR (S. Mason Hutchinson, Esq.), The Right Hon. John Burns, M.P., President of the Local Government Board, Colonel Kyffin-Taylor, M.P. (Chairman of the Housing Committee), and Austin Harford, J.P. (Deputy-Chairman of the Housing Committee), will arrive at Bevington Street.

The LORD MAYOR will preside.

The LORD MAYOR will call upon the Chairman of the Housing Committee to make a Statement.

Colonel KYFFIN-TAYLOR, M.P., will explain the scheme of the proposed Buildings.

The LORD MAYOR will ask the Right Hon. JOHN BURNS, M.P., to accept a Trowel, Mallet and Square, the gift of the Corporation, and invite Mr. Burns to lay the Foundation Stone of the New Buildings.

The PRESIDENT OF THE LOCAL GOVERNMENT BOARD will perform the Ceremony.

Mr. AUSTIN HARFORD (Deputy-Chairman of the Housing Committee), will move a Vote of Thanks to the Right Hon. JOHN BURNS, M.P.

Councillor REGINALD G. LAYTON will second the Vote of Thanks.

The Right Hon. JOHN BURNS, M.P., will reply.

A Vote of Thanks will be passed to the LORD MAYOR for presiding.

Operations of the Housing Committee

Liverpool Sanitary Amendment Act, 1864

FOR some years past great unanimity has existed in the minds of the City Council of Liverpool as well as the public generally, on the question of dealing in an effective manner with the disappearance of insanitary property and providing the inhabitants thereof, who comprise the poorest of the poor, with healthy dwellings.

The demolition of insanitary property in Liverpool first commenced in 1864, and has been actively pursued ever since. The present occasion of laying the Foundation Stone of new Dwellings to be erected on what was formerly one of the largest unhealthy areas in the City, seems to the Housing Committee to afford a suitable opportunity to give an historical *résumé* of the undertaking.

The gigantic nature of the task in which the Corporation were involved will be gathered from the fact that in the year 1864 it is estimated that no less than 22,000 insanitary houses existed in the City.

In the passing of the Liverpool Sanitary Amendment Act, 1864, through Parliament, it was stated that these insanitary houses were comprised in 3,173 Courts, the average number of houses for each Court being very nearly six and the average number of persons occupying each house being above six, and that one-fifth of the entire population of the then Borough inhabited these places.

A typical Liverpool Court has been described as "a strip of land with a frontage of 30 feet to a narrow street by 60 feet in depth, abutting at the far end upon the high walls of warehouses or manufactories. Fronting and opening on to the street two three-storey houses were built. Under the floor of one of the rooms of the front houses is a tunnel or passage 3 feet wide and 5 to 6 feet high to give access to the land in the rear. On this strip of back land only 30 feet wide, are placed two rows of three-storey houses facing each other with their backs against other houses, each with a frontage of 11 feet, and the same in depth including the walls; thus leaving barely 9 feet from window to window. Some sixty or seventy souls are crowded into this Court, having to depend for their breath of life upon this narrow well of stagnant air."

In addition to this, probably only two conveniences were provided, one placed at each end of the Court, and in full view of all the residents of the Court. A single stop tap for water formed the only supply, and there was an absolute absence of air, and, of course, no yard space whatever. The provisions of the Sanitary Amendment Act, 1864, are very important, and no town in the kingdom possesses such extensive powers for dealing with this class of property as is possessed by Liverpool.

The powers may be briefly summarised as under :—

1. The Medical Officer of Health can report to the Council that certain houses (specifying them) are unfit for human habitation.

2. The Council, after approving the report, must send the same to the Clerk of the Peace, and notice of the Report must be given to the Owners of the properties included therein.

3. The Report is then brought before the Grand Jury at Quarter Sessions, who, after hearing evidence, and viewing the property, decide whether or not the houses mentioned



A TYPE OF COURT.



ANOTHER TYPE OF COURT.

in the Report are insanitary and ought to be demolished. If they decide in favour of demolition, their doing so is called a "Presentment."

4. The owners have a right of Appeal to Quarter Session, from the decision of the Grand Jury.

When the properties have been presented by the Grand Jury they are acquired by Agreement or Arbitration in the same manner as under the Housing of the Working Classes Act, 1890, save that under the Local Act the owner has a right to elect to retain the site and to be compensated only for demolition of the buildings.

The advantages of proceeding under the Local Act are :—

1. The simplicity, despatch, and cheapness of obtaining a Presentment by the Grand Jury that certain houses are unfit for human habitation and ought to be demolished.

2. The fact that the Corporation have the conduct of the whole of the proceedings without the necessity of having to apply to the Local Government Board for a Provisional Order.

The disadvantages of proceeding under the Local Act are :—

1. The owners can elect to retain the site.

2. No properties other than those used for habitation can be acquired, and then only such as are in themselves insanitary.

From a consideration of these two obvious disadvantages it would, at first sight, appear that it might be difficult to obtain a large area suitable for rebuilding, and that the Corporation might be saddled with a number of isolated plots of land which could not be utilised, and might be difficult to dispose of.

In general practice, however, it has been found that the Corporation has been enabled to purchase the sites, and in some few cases where they have not been able to do this they were afterwards enabled to acquire the sites by agreement under Part 3 of the Housing of the Working Classes Act, 1890.

On the whole, this Act has worked exceedingly well for the City, and has been of immense advantage in dealing with insanitary property.

In all, eighteen Presentments have been made by the Corporation under the Local Act, the first being dated 13th January, 1865, and the last, 8th June, 1904.

In fact, it was not until the year 1902 that the Corporation adopted the Housing of the Working Classes Act, 1890 (Part I.), for the purpose of dealing in a more comprehensive manner with large unhealthy areas.

The following summary shews in a condensed form the methods employed in dealing with the number of insanitary houses previously mentioned :—

Number dealt with under the Local Act of 1864 by Presentment ... ... about	9,000
Number dealt with owing to the demolition of certain houses to provide separate yard space, water supply and sanitary accommodation for surrounding houses	1,500
Demolished for trade and other purposes by private enterprise... ... ... about	5,000
Number dealt with by various Improvement Schemes under the Housing of the Working Classes Act since 1902	1,720
Number which the Medical Officer of Health reported as existing on December 31st, 1909 ...	4,150
	21,370

Between 1869 and 1890 the Corporation erected three large blocks of Dwellings, viz., St. Martin's Cottages, Victoria Square Dwellings, and Juvenal Street Dwellings. These contained 494 tenements accommodating about 2,000 persons.

The demolition of such a large amount of insanitary property had naturally caused a considerable displacement of population.

This population consisted almost exclusively of the very poorest of the poor, and as private enterprise could not be relied upon to provide for such a class, especially at rents approximating to what they had been in the habit of paying, viz., from 2s. 6d. to 3s. 6d. per week—for which amount they got a court house containing three rooms, a description of which has been given—and as the previous dwellings were not restricted to any particular class of tenant, the Corporation decided in 1896 that in future all Dwellings erected by them should be reserved exclusively for tenants who had been dispossessed.

A Schedule giving particulars of the whole of the Dwellings erected by the Corporation will be found on pages 30 and 31 of this pamphlet.

The total cost of the work of Demolition and Housing up to 31st December, 1909, amounted to £980,739. Of this amount there is a balance still owing of £745,833. Deducting the net rents of the Dwellings from the charges for Interest and Sinking Fund on the balance of debt leaves a sum of about £34,460, which amount is charged to the rates, and is equivalent to slightly over 2d. in the £ thereon.

The areas selected by the Housing Committee for the erection of Dwellings are those areas which in bygone years, and up to the time of their demolition, were most notoriously insanitary.

One of them, for example, the Adlington Street Area, had figured prominently in every outbreak of infectious disease which had occurred in Liverpool. In each one of the great outbreaks of cholera and typhus fever it was conspicuously prominent. The rates of mortality in the various areas, as shewn by the evidence of the Medical Officer of Health at the time the properties were presented averaged 50 per thousand per annum over a series of areas, tuberculosis and infant mortality generally being among the chief contributors.

Under the Housing Committee's control there are at present some 2,300 Dwellings occupied by about 11,500 people, and it

may be estimated that not less than 80 per cent. of the occupiers of the old insanitary areas are now housed in the new Dwellings.

The rate of mortality in the new Dwellings taken as a whole has already dropped to 27, and a most remarkable decline is observed in the deaths from tuberculosis; the rate in the new Dwellings having dropped to 1·9, which is lower than the rate for the districts in which the Dwellings are situated.

The disappearance of typhus fever is no less noteworthy. This disease at one time was never absent from the slums, and in epidemic years has claimed its victims by thousands. For the first time in the sanitary history of Liverpool not one single death has been recorded during an entire year.

No practical sanitarian would suggest that if instead of spending the money in demolishing the slums, purchasing the sites, and erecting the Dwellings, it had been spent in providing sanitoria and in removing and maintaining the diseased people therein, that the results would have been at all comparable either in benefit to the City or to the inmates of the Dwellings themselves.

The birth rate in the new Dwellings is phenomenally high, being on the average 51 per thousand, and the infantile mortality rate, although still considerably higher than it ought to be, shews a remarkable decline when compared with the old conditions.

It was confidently urged by the opponents of the work of the Housing Committee that overcrowding would result from their operations, and it is noteworthy that actually the reverse has been the case. Year by year, and step by step, as the work proceeded, the offence of overcrowding diminished. The large staff of the Medical Officer of Health specially engaged for the purpose, pay on an average, twenty thousand night visits each year to sub-let houses, and the convictions for the offence of overcrowding, which in 1901 was 7·5 per cent. of the visits paid, steadily dropped almost without interruption to



VIEW OF TENEMENTS.
Adlington Street Area.



VIEW OF TENEMENTS.
With Flat Roof.
Combermere Street Area.

2·4 in the year 1909, notwithstanding that in 1901 the byelaws sanctioned by the Local Government Board on the application of the Health Committee required a very considerable increase in cubic space for each lodger.

Housing of the Working Classes Act, 1890

It will, no doubt, be observed that the preceding description is more or less confined to the operations of the Corporation under the Liverpool Sanitary Amendment Act, 1864, and relates principally to the demolition of insanitary property. As previously mentioned, it was not until 1902 that the Corporation commenced to operate under Part I of the Housing of the Working Classes Act, 1890.

The procedure under this part of this Act for clearing an insanitary area is as follows :—

1. The Medical Officer of Health must make a report (or, as it is called in the Act, " an official representation ") to the Council that a certain area, *considered as a whole*, is unhealthy, and can only be made sanitary by demolition and reconstruction.

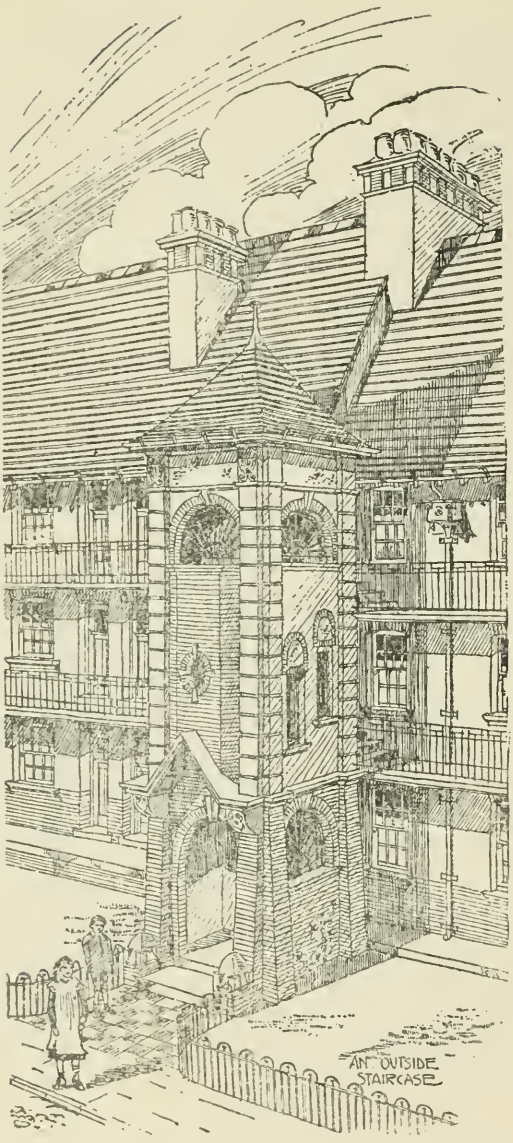
2. If the Council are satisfied of the truth of the official representation, they must prepare an Improvement Scheme, shewing the area to be dealt with and the property to be demolished, with proper plans to illustrate the same.

3. The Council then proceed to obtain a Provisional Order to acquire compulsory powers to obtain the properties included in the Scheme.

4. The Improvement Scheme shall provide for the erection of such number of workmen's dwellings in place of those demolished as shall satisfy the Local Government Board.

The proceedings necessary to obtain the Provisional Order are to all intents and purposes the same as those taken to obtain powers to acquire land for street improvements or other purposes.

Since 1902 the Corporation have dealt with three large areas in this manner, viz., the Hornby Street and Burlington Street areas in the north end of the City and the Upper Mann Street area in the south. The two former areas adjoin one another, and are in close proximity to the area in respect of which the present ceremony is connected.



Hornby Street Area

At the present time the Housing Committee are dealing with six unhealthy areas, viz., Bevington Street, Beau Street, Holly Street, Frank Street, Grafton Street, and Saltney Street, in respect of which Improvement Schemes were made by the City Council in 1907.

The whole of the properties comprised in these areas have



VIEW OF DWELLINGS.
Burlington Street Area.

been acquired and rebuilding operations are proceeding in respect of three of them, viz., Bevington Street, Saltney Street and Grafton Street.

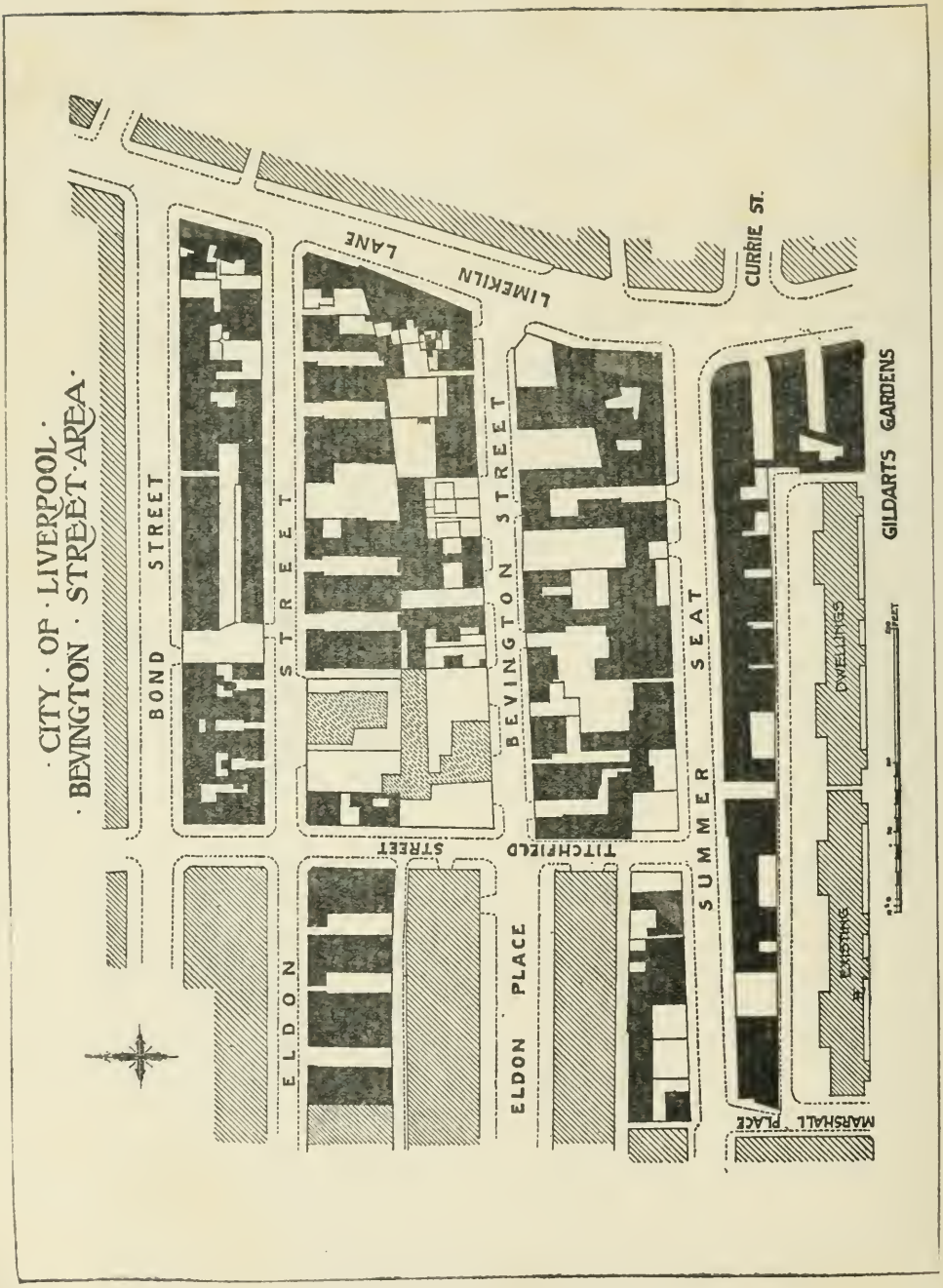
Before giving a description of the Bevington Street area, in respect of which the Foundation Stone is to-day being laid, it might be well to summarise briefly the particulars concerning the six areas in question.

The periods for which the loans are granted are 80 years in respect of land and 60 years in respect of buildings. The charge for interest and instalments of principal for the first year after the money is borrowed will be £11,220. This sum will be diminished annually by the proceeds of the investment of the annual instalments of the principal. This annual charge, however, will be further reduced by the estimated net receipts from the rents of the properties proposed to be erected, which, based on the rents at present fixed by the Committee, would probably amount to £3,100 per annum. The net cost to the Corporation, therefore, on the total expenditure of £225,500 for the purchase of the sites and the erection of Dwellings thereon is equivalent to a little over ½d. in the £ on the rates.

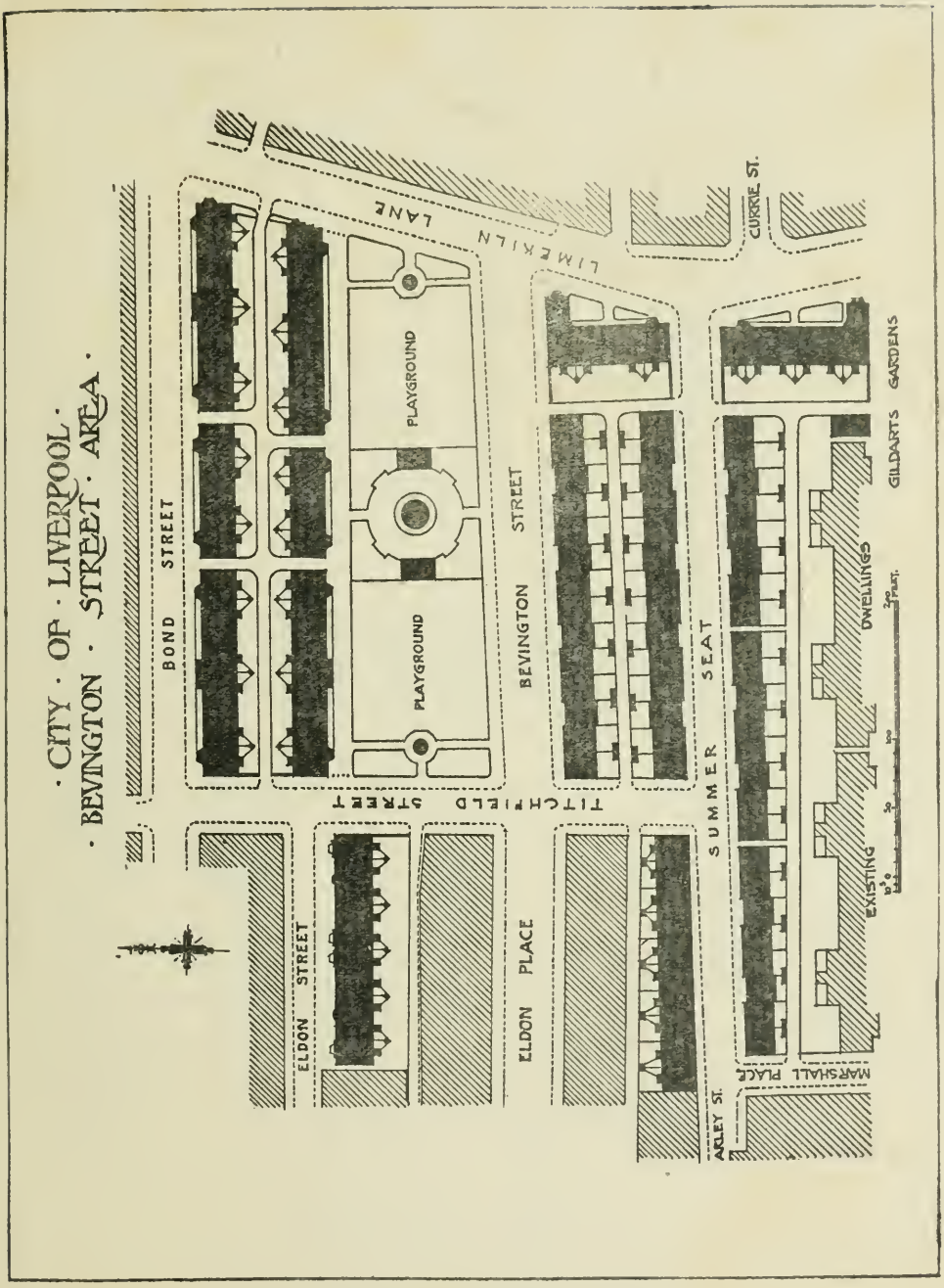
Description of the Bevington Street Area

This area is bounded on the north by Bond Street, on the south by Summer Seat and extending in the main east and west from Limekiln Lane to Titchfield Street, and is about three-quarters of a mile from the Docks, where the majority of the inhabitants are employed in casual labour.

When the area was scheduled as an "unhealthy area" in 1907, the number of houses which it contained was 295. Of this number 267 were insanitary, whilst the remainder were houses or business premises not occupied by persons of the working class. The insanitary houses were of the back-to-back type,



PLAN SHEWING AREA AS EXISTING.



PLAN SHEWING PROPOSED REBUILDING.

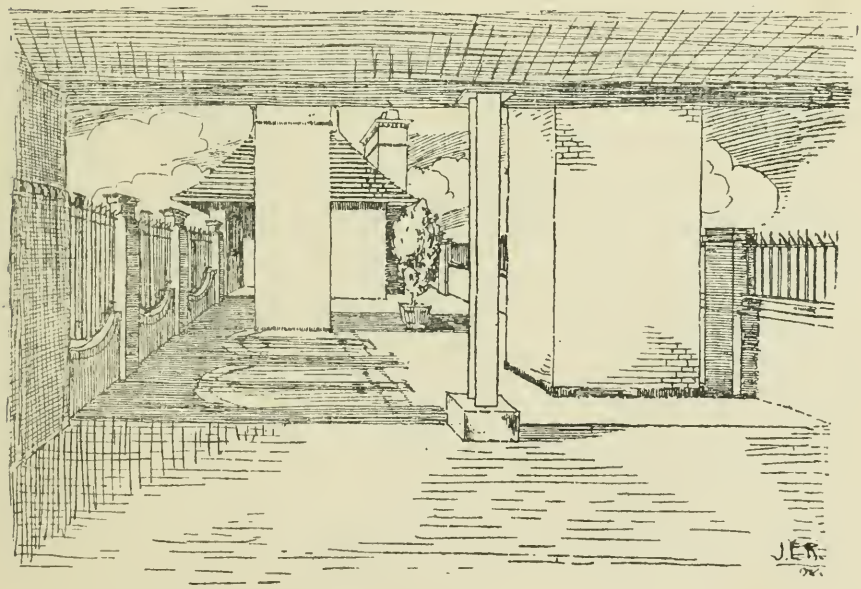
Saltney Street, Bevington Street, &c., Improvement Schemes.

Area.	Sq. Yds.	Amount of Loan in respect of Land.	Amount of Loan in respect of Buildings.	No. of persons dispossessed.	No. to be rehoused as per Provisional Order.	Number proposed to be provided for.	Proposed Accommodation.				
							Four Rooms.	Three Rooms.	Two Rooms.	One Room.	Total.
		£	£								
Beau Street.....	4,275			532		304	8	8	48	—	64
Bevington Street ...	22,838			1,154		1,372	27 + 52 self-contained five-roomed cottages.	70	77	—	226 and Keeper's House.
Holly Street	6,000	100,500	122,000	563	2,828	408	2	24	62	—	88
Frank Street	5,100			627		348	—	38	30	—	68
Grafton Street	3,355			304		288	—	24	36	—	60
Saltney Street	2,425			88		240	—	24	24	—	48
	43,993	£100,500	£122,000	3,268	2,828	2,960	89	188	277	—	554 and 8 shops or 1,480 rooms

situated in narrow and ill-ventilated courts, and the sanitary arrangements were very defective.

The total contents of the area was 17,989 square yards, and the freehold of the land and buildings, including trade compensation, was acquired at a total cost of £52,000, or £2 17s. 9d. per yard, but it must be mentioned that two public houses were included in the area. Excluding these public houses, the cost of acquiring the area represents £2 4s. 8d. per yard.

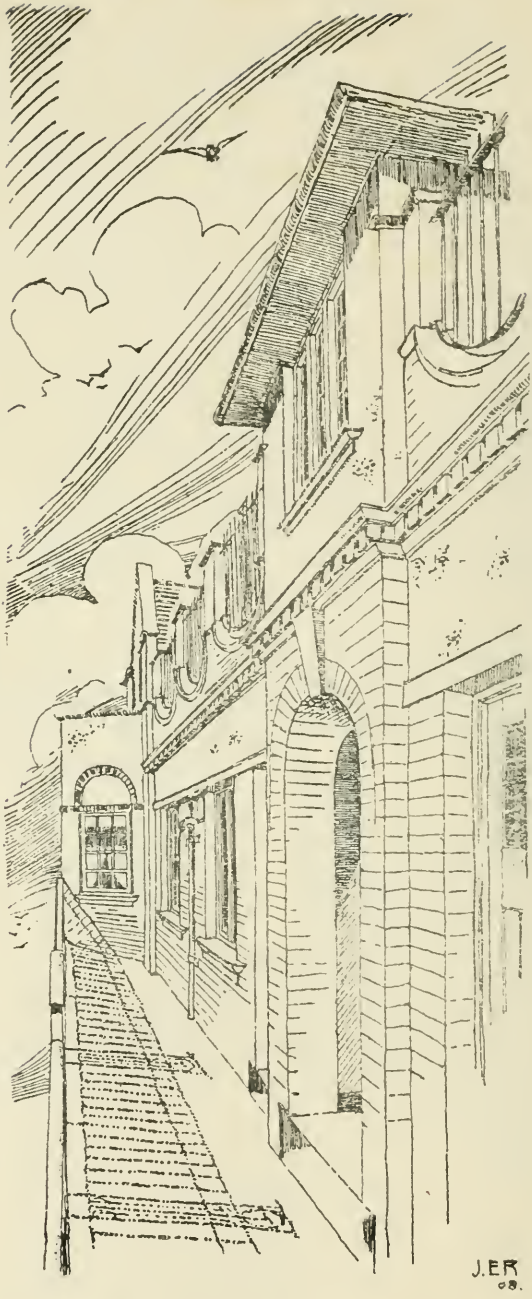
The area as rebuilt will retain the existing lines of streets, with one exception, Eldon Street, 30 feet wide, and running between Titchfield Street and Limekiln Lane. For the sake of providing a well-proportioned and roomy recreation ground, it has been deemed advisable to close this street and substitute a 15-feet footwalk in front of the Dwellings facing the playground, for



VIEW ON FLAT ROOF
(LOOKING FROM SHELTER)
Upper Mann Street Area.

foot traffic only. A reference to the block plans showing the past and present laying out of the area seen on pages 14 and 15 will illustrate the above remarks.

In every instance the old building lines will be amended by either straightening or setting back from the old position, and the widths of streets will in no case be less than 36 feet, while Bevington Street is shewn as 54 feet 6 inches wide, this being a continuation of Eldon Place, running up from Vauxhall Road and forming a main thoroughfare from the line of docks. The area is adjacent to some of the earlier efforts of



VIEW·LOOKING·ALONG·BALCONY·

Upper Mann Street Area.

Housing work, namely, Gildart's Gardens, erected in 1904, and Arley Street, erected in 1896. The latter was an attempt to produce a flat dwelling, similar in outward appearance to ordinary cottage property. This proved successful, and with some slight improved planning, has been joined up to and continued in this Scheme.

The new Dwellings will comprise fifteen blocks, containing 226 tenements, which, it is estimated, will accommodate 1,372 persons. There will be fifty-two self-contained Cottages of five rooms each, twenty-seven four-roomed, seventy three-roomed, and seventy-seven two-roomed dwellings, together with a superintendent's house and office, and six shops.

There will be two types of Dwellings erected, the one being the flat, or tenement type, and the other the self-contained cottage type.

This latter type is a new departure in Liverpool Housing work, and is much in the nature of an experiment, the desire being to enable the dispossessed to have more the idea of an Englishman's home than sentiment can give in the large blocks of tenement dwellings.

Naturally, they will also serve a different type of tenant than has hitherto been provided for, and whom, it is believed, is requiring attention in this neighbourhood.

Another feature of this area is the provision of two large playgrounds, one for boys, and one for girls, with a centre portion laid out as a garden with band-stand and two shelters. (See page 26.) The band garden covers 1,000 square yards, while the playgrounds are both 1,200 square yards, and are fitted with suitable gymnastic apparatus, such as swings, giant strides, and see-saws, and at the entrance to each ground a drinking fountain will be placed.

These grounds will be open till dusk each evening, and will be under the control of the Housing Committee and the Manager of the Dwellings.

As may be imagined, in an area of this size there is a demand for suitable shops, and this will be met by the provision of six at certain main corner sites, in Titchfield Street and Limekiln Lane, these being provided with house accommodation as in the private Dwellings.

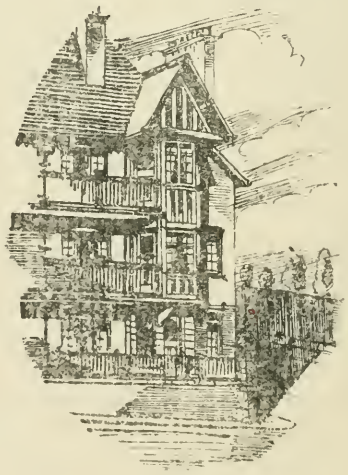
The accommodation in the tenements will be as follows :—

One living room, one bedroom, scullery, w.c. and yard.
„ two bedrooms, „ „
„ three „ „ „

The living room will, in no case, be less than 160 superficial feet, or about 14 feet by 12 feet; the first bedroom, 130 to 150 superficial feet, or 13 feet by 10 feet 6 inches; the second and third bedrooms, 100 to 120 superficial feet, or 12 feet by 9 feet 6 inches. The scullery will be about 80 superficial feet, and will be fitted with a wash boiler and sink. The sculleries in the four-roomed Dwellings and self-contained Cottages will, in addition, have a bath and independent hot water supply.

Cupboards and shelving will be liberally supplied in all rooms, and a food locker in the living room, ventilated to the open air. Each tenement will have a private yard space at the rear approached from the scullery, and from which the outside w.c. will be entered. This w.c. will be entirely separate from the main building. The dust shoot will be also placed in this yard space. These dust shoots are for the disposal of refuse and ashes, and are built in brickwork, 3 feet by 3 feet, the full height of the Dwellings, set at a 45° angle to main block and detached 6 feet 6 in. away from the tenement.

Patent automatic hoppers will be fitted in the sides of same



Finish to Balcony.

CITY OF LIVERPOOL

DWELLINGS BEVINGTON STREET AREA

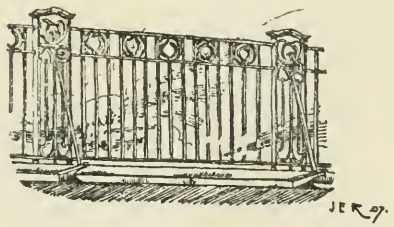
HALF OF FIRST FLOOR PLAN

HALF OF GROUND FLOOR PLAN

for each tenement which, when filled and closed, discharge the refuse down into galvanised removable dust bins, which are cleaned out at regular intervals by the Corporation workmen.

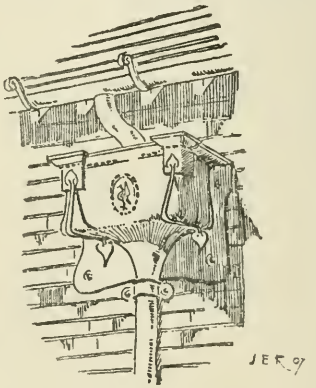
The tenements will be arranged in three-storey blocks, all being approached by main staircases 8 feet 4 inches wide, leading direct from the street, and serving balconies running right and left along the front of the blocks, and leading to the front doors of the tenements.

The elevations to these blocks are of two kinds, the blocks facing Limekiln Lane, depending for effect on a certain simplicity of outline and detail, whilst the remainder are a little more ornamental, and having features of bays



A PORTION OF BALCONY RAILING

and gables in half timber work. The brickwork is of common grey brick of local make relieved by light grey terra-cotta dressings and blue brick. The sashes and frames of the windows will be painted white, with a shade of olive green on the doors, gutters and downspouts.

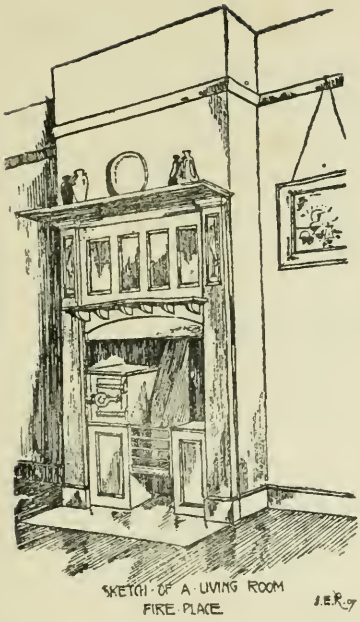


A RAIN WATER HEAD

The roofs will be covered with a bluish grey slate, and blue or biscuit coloured ridge tile.

The self-contained Cottages will all be similar as regards accommodation, viz.:—

Living room, 165 feet superficial, entered from street by a small vestibule, from which also the stairs to the first floor are approached. Scullery, about 120 feet superficial, food store off same, open yard at rear, with w.c. and ashbin. There



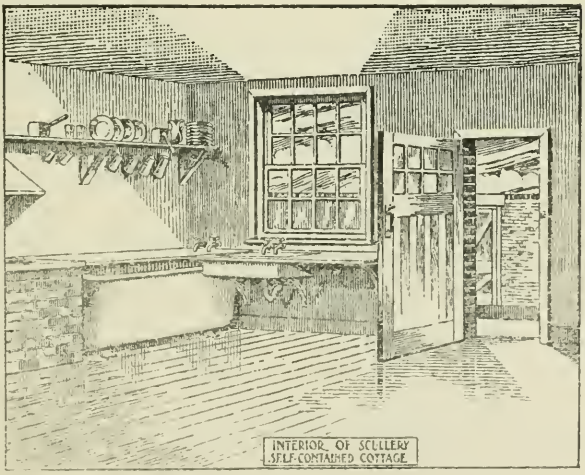
will be three bedrooms on the first floor, varying from 95 superficial feet to 130 superficial feet.

The living room will possess a fitted dresser and a store under the stairs, the scullery will contain sink, wash boiler and bath. A food store or larder, 10 feet by 4 feet, entered from the scullery, is also provided.

All these cottages will have an independent supply of hot water entirely under the tenants' control, and heated by means of a boiler at the back of the open range in the living room.

Cupboards will be supplied as for the other Dwellings, and a fireplace will be built in all bedrooms, without exception.

An attempt has been made with the elevations of this type of Cottage to obtain a relief from the usual monotonous row of houses so prevalent in the City. The setting back of a cottage 18 inches or so, here and there, giving thereby a chance for some architectural feature of gable or sloping roof, together with projecting hoods over the doors and the paving of about 3 feet in front of the houses with clinker buff brick, will do much to achieve the end in view.



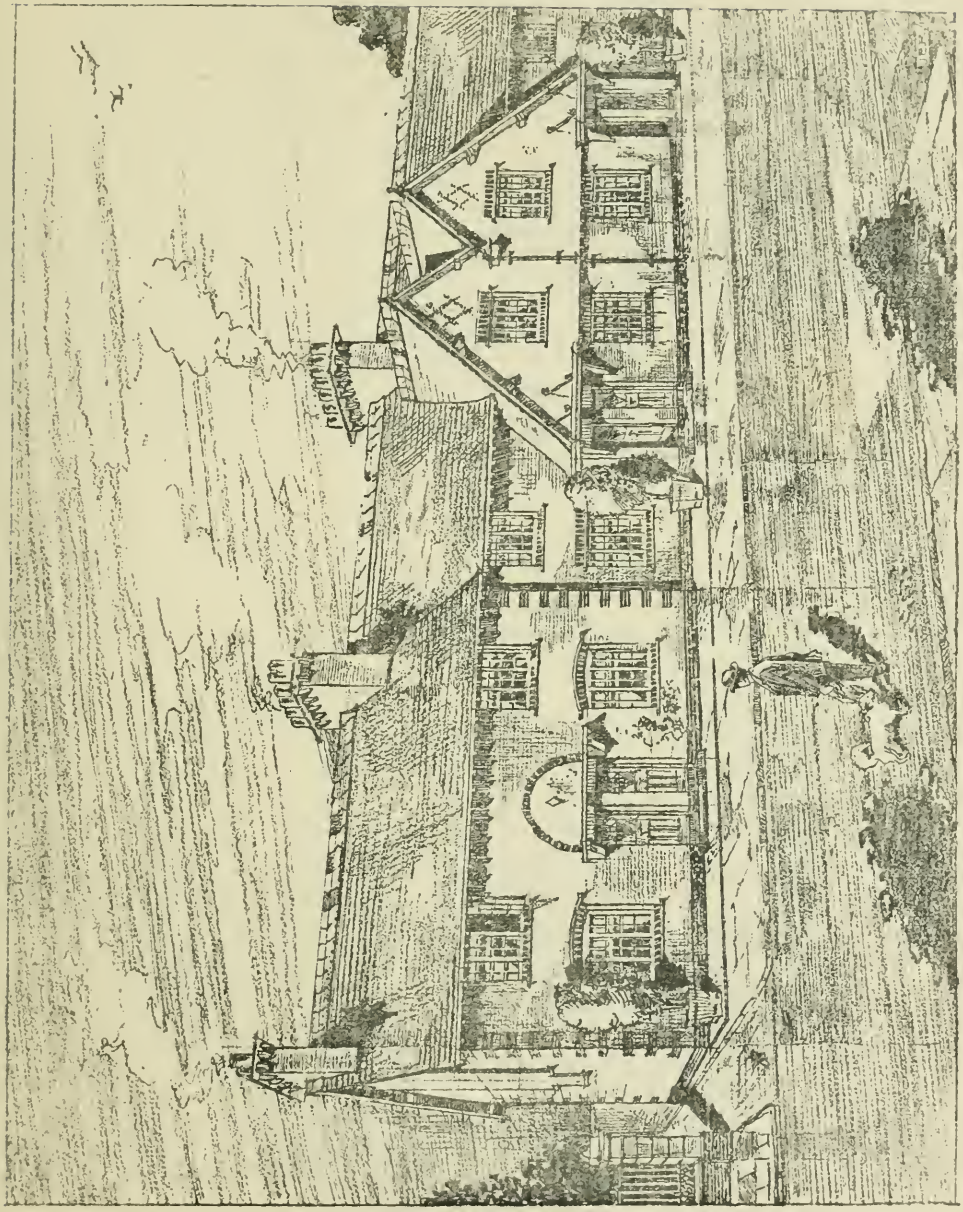
CITY OF LIVERPOOL

DWELLINGS BEVINGTON STREET AREA

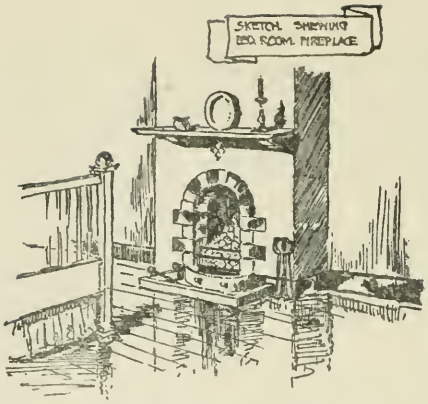
PLAN OF SELF CONTAINED COTTAGES

PART OF FIRST FLOOR PLAN

PART OF GROUND FLOOR PLAN



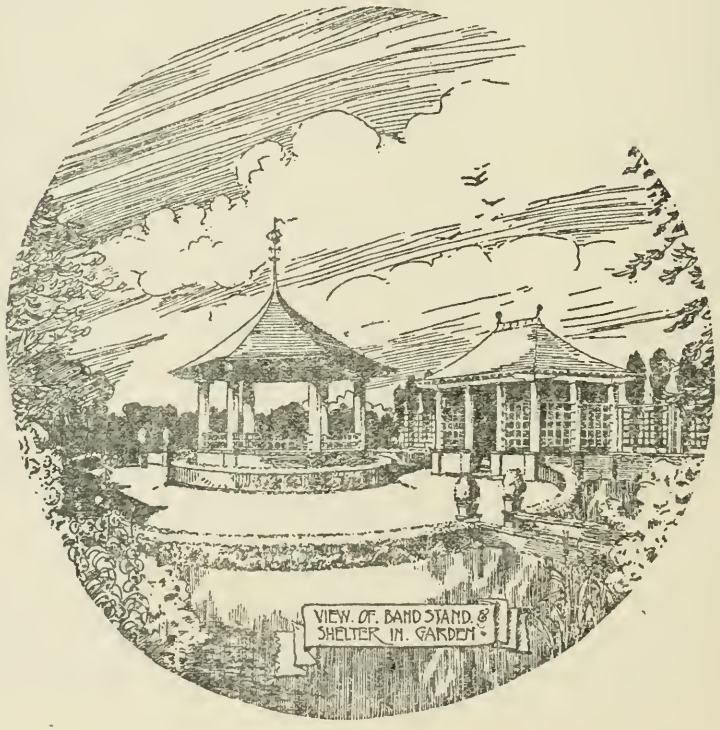
VIEW OF PROPOSED SELF-CONTAINED COTTAGES.
Bevington Street Area.



Bevington Street Area.

The Recreation Grounds, Band Stand and Garden, will be situate between the north side of Bevington Street and the new 15-feet footway serving the tenement Dwellings facing the same.

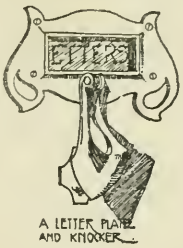
For the sake of complete and easy supervision and control, the band garden will be placed between the two playgrounds and communicating with same through the two shelters, so planned as to serve any or all of the three distinct portions as may be necessary.



The design adopted for these shelters is of an open character, with large overhanging eaves, protecting the interior from the

weather, while still allowing freedom of air all through. There will be a tall ornamental railing and plinth surrounding the garden and grounds, with ornamental beds or grass plots at each end, flanking the roadways.

Regarding the lighting arrangements of the area and the houses themselves, it is proposed to use gas as the illuminating power, the streets being well supplied with standard lamps, and wall lamps fixed in all staircases and balconies. The majority of tenants use oil lamps, but one position for gas is always provided in the living room and best bedroom, as well as the scullery in the self-contained Cottages, such light being supplied as required through automatic meters.



A LETTER PLATE AND KNOCKER

Describing the internal arrangements and finish of the Dwellings, it may be summarised as simple in detail and sanitary and hygienic in principle. No more ledges than are absolutely necessary will be permitted for the collection of dust. All moulds will be abolished in the woodwork, and, generally speaking, house work reduced to a minimum. The walls will be finished in plaster, prepared for painting or colouring, no wall paper being permitted.


A FRONT DOOR HANDLE

The damage to wall surfaces occasioned by indiscriminate driving of nails into same will be obviated by the provision of a flush picture rail at the height of door heads, the wall surface above being treated as a frieze and finished white.

All rooms will have a skirting 4 inches high in cement.

The construction of the flat dwellings will be of a fireproof character, the sub-floors consisting of breeze concrete 7 inches thick, reinforced with rolled steel joists about 3 feet apart, and finished on top with 1¼ inch flooring boards nailed direct into same. The underside will be treated with a skimming of plaster finished to a smooth surface and whitened.

The boards will be fixed in the living rooms and bedrooms only, the scullery floors, etc., being finished in smooth granolithic. The staircases will be all constructed of granolithic, except those in the self-contained cottages.

Finally, special attention has been paid to detail of construction, arrangement of planning and design of fittings, resulting in a reduction of cost as regards building, which places these Dwellings in the position of being erected at under 5d. per cubic foot, a price which may be considered, having regard to the style of building, as being the bedrock of constructional cost. The total amount of the contract for these Dwellings is just under £50,000, Messrs. William Hall & Son, Ltd., Christian Street, Liverpool, being the Contractors for the work.



Artizans' and

TABLE SHOWING NUMBER OF ROOMS, &c.,

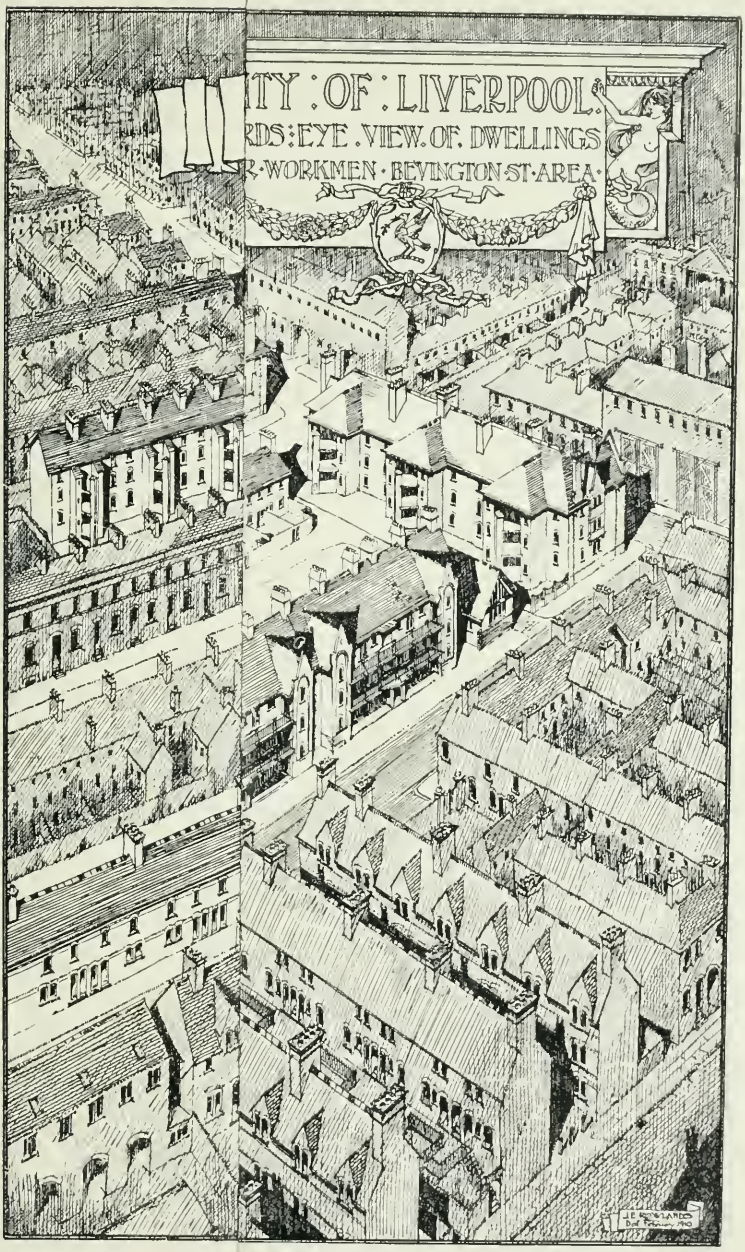
Dwellings.	Date opened.	Number of Tenements.	Number of Rooms.	Tenements			
				One Room.		Two Rooms.	
Dwellings completed:—				Number Available.	Rents per Week.	Number Available.	Rents Week.
St. Martin's Cottages ...	1869	124	316	—	—	72	2/6 to 3/6
Victoria Square.....	1885	269 And	610 Supts.	21 house 1/-	1/9 per ann	162 um.	3/- to 4/6
Juvenal Dwellings	1891	101	160	45	2/- to 2/9	53	3/6 to 5/3
Arley Street	1897 and 1902/3	46	114	—	—	24	4/- to 5/-
Gildart's Gardens.....	1897	88	178	—	—	86	2/3 to 3/6
Do.	1904	141	348	31	2/- to 2/6	22	2/9 to 3/6
Dryden Street.....	1901	182	392	—	—	160	3/- & 4/-
Kempston Street	1902	79	210	—	—	38	3/3 & 3/6
Kew Street	1902/3	114	282	—	—	70	2/9 to 3/6
Adlington Street Area...	1902/3	272 Including	671 Collector's	48	2/9 & 2/3 house 1/-	70 per ann.	2/9 to 4/-
Stanhope Cottages	1904	60	144	20	1/9 to 2/6	8	2/6 to 3/6
Mill Street.....	1904	55	136	19	1/9 to 2/6	6	2/9 to 3/6
Hornby Street	1904/6 and /7	454 In	1225 cluding	9 Supts.	1/9 to 2/6 house 1/-	170 per ann.	2/9 to 3/6
Clive Street and Shelley Street	1905	84	234	—	—	30	2/9 to 3/6
Eldon Street	1905	12	36	—	—	—	—
Upper Mann Street.....	1905/6	88	239	—	—	46	2/9 to 3/6
Combermere Street.....	1909	48 And	108 Collecto	— r's Hous	— e at 1/-	36 per ann.	2/9 to 3/6
Burlington Street	1910	114	318	—	—	42	2/9 to 3/6
Total.....	.....	2,332	5,721	193	—	1,095	—

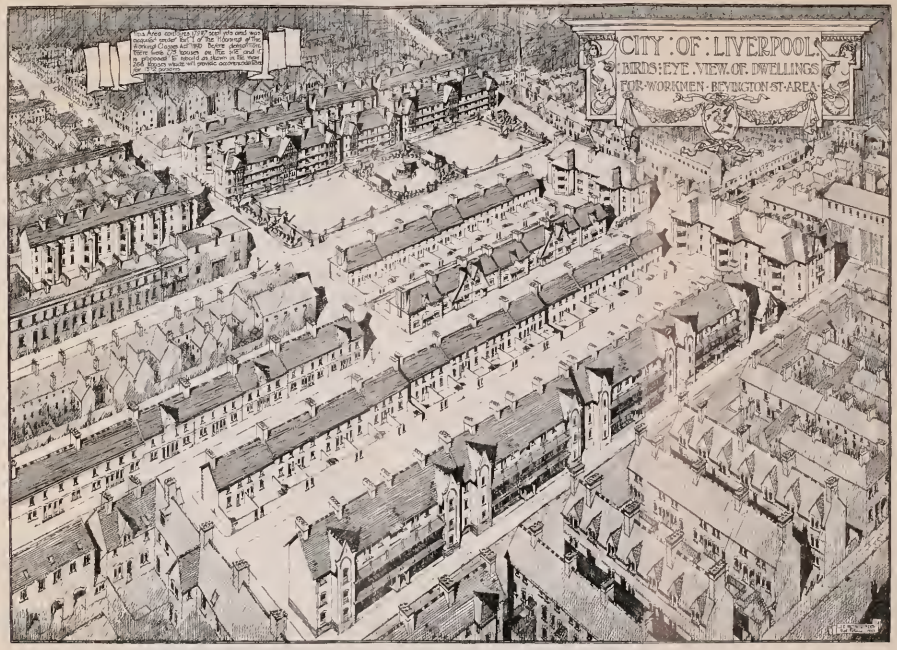
Labourers' Dwellings.

AND RENTS CHARGED (INCLUDING SHOPS).

OF				Shops.		Gross Annual Rental.	Average Rent per Habitable Room per week.	Cost of Land and Buildings.
Three Rooms.		Four Rooms.		Number Available.	Rents.			
Number Available.	Rents per Week.	Number Available.	Rents per Week.					
36	3/6 to 4/6	15 1 (Caretaker) 1d.	4/9 to 5/6	—	—	£1135 2 4	s. d. 1 6¾	£ s. d. 17,928 16 0
86	4/9 to 5/6	—	—	12	£18/26 per ann.	3035 0 0	1 9¼	68,077 6 1
2 1 let with shop	5/6	—	—	1	£28 per ann.	878 17 0	2 1	16,166 7 11
22	5/- & 5/6 & 5/9	—	—	—	—	580 9 0	1 11½	8,011 8 5
2	4/6	—	—	—	—	652 12 0	1 4¾	39,650 4 8
78 1 (Caretaker) 1d.	4/- to 4/6	9	4/6 to 5/3	—	—	1330 15 4	1 5¾	
16	4/6	5 1 (Caretaker) 1d.	5/6	—	—	1579 14 4	1 6¾	31,005 13 4
29 1 (Caretaker) 1d.	5/-	11	5/-	—	—	846 10 4	1 7	17,430 6 0
34	3/9 to 4/6	9 1 (Caretaker) 1d.	5/-	—	—	1035 13 4	1 5¼	22,492 12 2
135	4/- to 5/-	18 (10 self-contained)	4/6 to 6/-	—	—	2751 10 0	1 7	49,002 0 2
20	3/9 to 4/6	11 1 (Caretaker) 1d.	4/6 to 5/3	—	—	542 0 4	1 5¼	13,972 12 5
15	3/9 to 4/6	14 1 (Caretaker) 1d.	4/9 to 5/6	—	—	496 3 4	1 5¼	13,278 19 3
226	4/- to 4/6	48	4/6 to 5/3	6	8/6 & 9/6 per week	4605 18 0	1 5¾	138,773 13 8
42	3/9 to 4/6	11 1 (Caretaker) 1d.	4/9 to 5/6	—	—	830 18 4	1 4¾	21,194 1 1
12	3/9 to 4/6	—	—	—	—	127 8 0	1 4¼	4,302 4 3
21	3/6 to 4/6	20 1 (Caretaker) 1d.	4/9 to 5/6	1	10/6 per week	867 6 4	1 5	28,376 7 2
12	3/9 to 4/6	—	—	—	—	416 1 0	1 5¾	10,555 15 1
54	3/9 to 4/6	18	4/9 to 5/6	—	—	1147 18 0	1 4½	27,289 6 4
845	—	196	—	20	—	£22,859 17 0	—	£527,507 14 0

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